

MEMORANDUM

NOVEMBER 19, 1970

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: John D. Warner, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Re: Petition No. Z-2046  
James Goralnick  
99 Topeka Street, Roxbury

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Petitioner seeks a conditional use permit for a change of occupancy from warehouse and office to a meat processing plant in an industrial (I-2) district. The proposal would violate the code as follows:

Section 8-7. The curing, drying and smoking of meat is conditional in an I-2 district.

The property, located on Topeka Street at the intersection of South Bay Avenue, contains a one story brick structure. The meat processing operation would include smoking, drying, curing and rendering of the product. The staff recommends that plans and specifications illustrating equipment be reviewed and approved by the Pollution Control Commission and the BRA. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2046, brought by James Goralnick, 99 Topeka Street, Roxbury, for a conditional use permit for a change of occupancy from warehouse and office to a meat processing plant in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval provided that plans and specifications illustrating equipment be reviewed and approved by the Pollution Control Commission and the BRA.



Board of Appeal Referrals 11/19/70

Petition No. Z-2048

Paul A. Martin

153 Neponset Valley Parkway, Hyde Park

Petitioner seeks a forbidden use permit and three variances for a change of occupancy from four apartments to six apartments in a residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and lot meeting the requirements of open space and floor area ratio is forbidden in an R-.5 district.		
Section 15-1. Floor area ratio is excessive.	0.5	0.56
Section 17-1. Open space is insufficient.	1000sf/du	678sf/du
Section 23-1. Off street parking is insufficient.	2 spaces	0

The property, located on Neponset Valley Parkway between Buckingham and Albemarle Streets, presently contains a two story and basement brick structure. The petitioner proposes to create two basement apartments. The proposed expansion would constitute an undesirable density. The lack of off street parking would result in tenants and guests parking their vehicles on Neponset Valley Parkway. Recommend denial.

VOTED: That in connection with Petition No. Z-2048, brought by Paul A. Martin, 153 Neponset Valley Parkway, for a forbidden use permit and three variances for a change of occupancy from four apartments to six apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The proposed basement expansion would create an undesirable density. The lack of off street parking facilities would result in tenants and guests parking their vehicles on Neponset Valley Parkway.

Petition No. Z-2052  
Boston Redevelopment Authority  
25 Rutherford Avenue, Charlestown

Petitioner seeks a forbidden use permit for the outdoor sale of 22 used cars in an apartment (H-1) district. The proposal would violate the code as follows:

Section 8-7: Outdoor sale of new or used vehicles is forbidden in an H-1 district.

The property, located on Rutherford Avenue near City Square, contains approximately 6400 square feet of land. Approval of this petition would permit the on site move of an Authority tenant and facilitate construction of a new low and moderate income housing development. The proposed used car lot would not be detrimental to the area. The use would be temporary until a permanent site for the tenant can be located. Recommend approval.

VOTED: That in connection with Petition No. Z-2052, brought by Boston Redevelopment Authority, 25 Rutherford Avenue, Charlestown, for a forbidden use permit for the outdoor sale of 22 used cars in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The proposed on site move of an Authority tenant would facilitate construction of a low and moderate income housing development. The proposed used car lot would not be detrimental to the area. The use would be temporary until a permanent site for the tenant can be located.



SET

VALLEY

PKWY.

REGENT

408

EPONSET VALLEY PKWY

(H.P.)

ST.

WATERLOO

ST.

ALBEMARLE

ST.

STREET

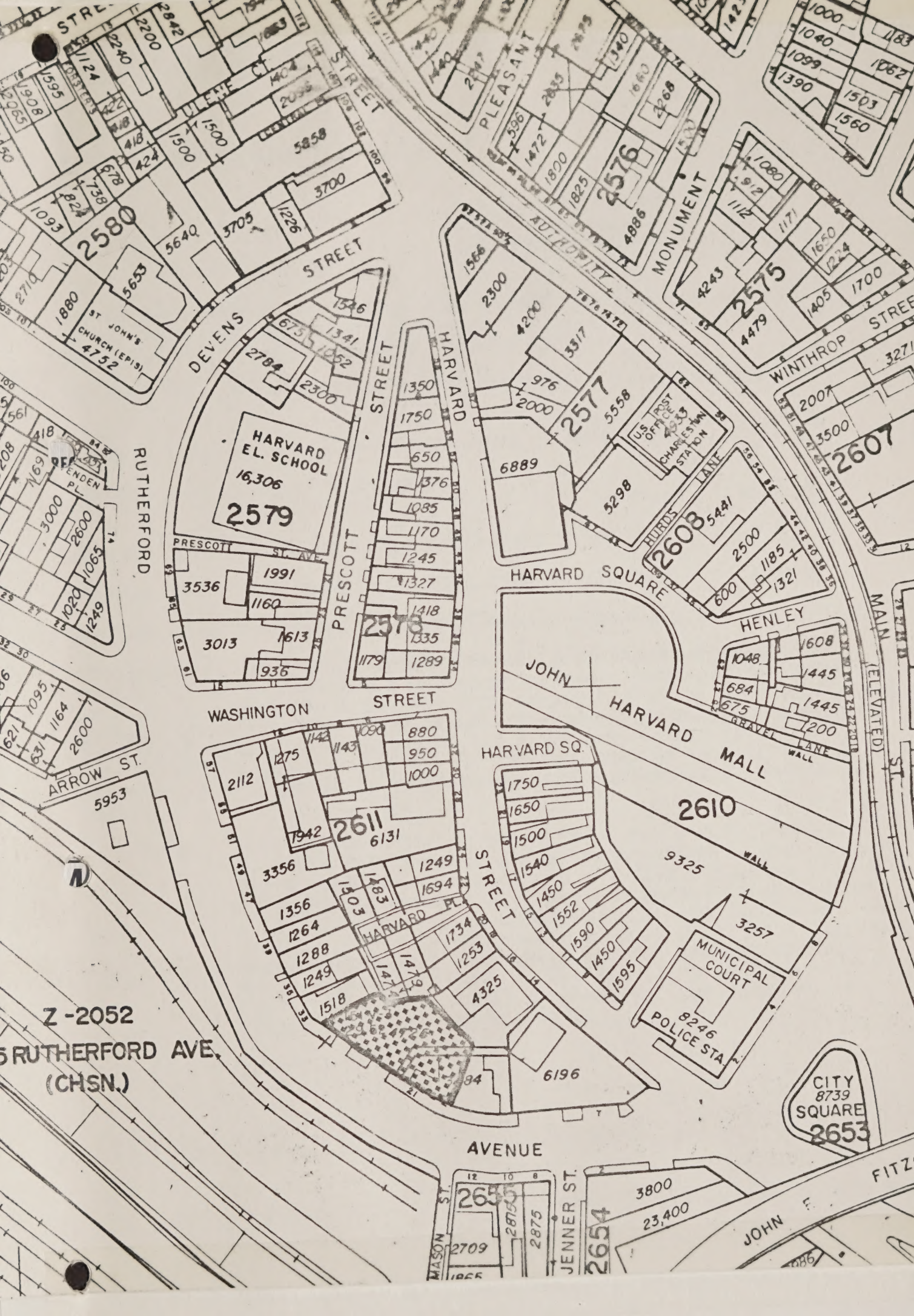
BUCKINGHAM

ST.

READVILLE

85,9





Z-2052

5 RUTHERFORD AVE.  
(CHSN.)

CITY  
8739  
SQUARE  
2653



Board of Appeal Referrals 11/19/70

Petition No. Z-2062  
Louis D'Allessandro  
7-9 Trenton Street, East Boston

Petitioner seeks a conditional use permit and five variances to erect a one story addition to a private garage in an apartment (H-1) district. The proposal would violate the code as follows:

Section 8-7. A parking garage is conditional in an H-1 district.

	<u>Req'd</u>	<u>Proposed</u>
Section 14-1. Lot area is insufficient	5000 s.f.	4694 s.f.

Section 14-3. Street frontage is insufficient	50 feet	10 feet
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Section 18-1. Front yard is insufficient	25 feet	0
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Section 19-1. Side yard is insufficient	12 feet	1 foot
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Section 20-1. Rear yard is insufficient	30 feet	0
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The property, located on Trenton Street near the intersection of Meridian Street, contains a one story private garage. The petitioner proposes to construct a 16 foot high 64 x 46 addition to the existing garage structure. The exterior concrete block walls have already been constructed. Completion of the structure would seriously impede sufficient light and air to the surrounding residential properties. The proposal is inappropriate and undesirable. Recommend denial.

VOTED: That in connection with Petition No. Z-2062, brought by Louis D'Allessandro, 7-9 Trenton Street, East Boston, for a conditional use permit and five variances to erect a one story addition to a private garage in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. The exterior concrete block walls have already been constructed. Completion of the garage structure would seriously impede sufficient light and air to the surrounding residential properties. The proposal is inappropriate and undesirable.



